

CHAPTER 2

DEFINITIONS

Sec. 2.01. DEFINITIONS -- GENERALLY. For the purpose of this resolution, certain words, phrases and terms shall be construed as set out in this paragraph.

Sec. 2.02. ALLEY. Alley shall mean a public way not designed for general travel or to allow through vehicular traffic, used as a secondary access to the rear or side of lots, which shall in no way be a street.

Sec. 2.03. BOARD. Board shall mean the Board of County Commissioners of the County of Lancaster, Nebraska.

Sec. 2.04. COMMISSION. Commission shall mean the Lincoln City - Lancaster County Planning Commission.

Sec. 2.05. COMMUNITY WASTEWATER SYSTEM. Community wastewater system means any system, whether publicly or privately owned, serving two or more lots, for the collection and treatment of wastewater or industrial wastes of a liquid nature, including various devices for the treatment of such wastewater or industrial wastes.

Sec. 2.06. COMMUNITY WATER SYSTEM. Community water system means any system, including various devices to supply the water, whether publicly or privately owned, serving two or more lots, supplying an adequate amount of potable water to the occupant of the lot or lots.

Sec. 2.07. COMPREHENSIVE PLAN. Comprehensive Plan shall be the general plan for the improvement and development of the County outside the jurisdiction of any city or village as provided by Section 23-174.05 Reissue Revised Statutes of Nebraska 1943 and as provided by Resolutions of the Board of County Commissioners of the County of Lancaster, Nebraska.

Sec. 2.08. CORNER LOT. Corner lot means a lot which has frontage on two intersecting streets or roads.

Sec. 2.09. COUNTY. County shall mean the County of Lancaster.

Sec. 2.10. COUNTY CLERK. County Clerk shall mean the County Clerk of the County of Lancaster.

Sec. 2.11. COUNTY ENGINEER. County Engineer shall mean the County Engineer of the county of Lancaster.

Sec. 2.12. CUL-DE-SAC. Cul-de-sac means a local street or road which terminates in a permanent turnaround and which by design is not intended to continue beyond its terminal point.

Sec. 2.13. DOUBLE FRONTAGE LOT. Double frontage lot means a lot which has a frontage or two (2) nonintersecting streets or roads.

Sec. 2.14. FLOOD INSURANCE STUDY. Flood Insurance study (FIS) shall mean the Flood Insurance Study for Lancaster County, Nebraska and Incorporated Areas published by FEMA in conjunction with the FIRM and containing background data such as base flood discharges and water surface elevations used to prepare the FIRM. (Resolution R-01-75, August 21, 2001)

Sec. 2.15. FLOOD PLAIN. Flood plain shall mean those lands within the zoning jurisdiction of the County of Lancaster which are subject to a one percent (1%) or greater chance of flooding in any given year. The regulatory flood plain for this title shall be based on the official Flood Insurance Rate Map or Flood Boundary and Floodway Map issued by the Federal Emergency Management Agency, Federal Insurance Administration and any revision thereto. Copies of the said maps shall be on file in the office of the County Clerk.

Sec. 2.16. FRONTAGE. Frontage means that portion of a parcel of property which abuts on a public street or road.

Sec. 2.17. HEALTH DEPARTMENT. Health department shall mean the Lincoln-Lancaster County Health Department.

Sec 2.18. INDIVIDUAL WASTEWATER SYSTEM. Individual wastewater system means a wastewater system, other than a public or community system, which receives either human excreta or liquid waste, or both, from no more than one lot. Included within the scope of this definition are wastewater stabilization ponds, septic tank soil-absorption systems, chemical-type systems, and such other types of systems as may be similar to those specified herein.

Sec. 2.19. INDIVIDUAL WATER WELL SYSTEM. Individual water well system means a water system, including various devices to supply the water, other than a public or community water system, which supplies adequate potable water to no more than one lot.

Sec. 2.20. LOT. Lot means: (a) A portion of real property containing at least the area required, at the time it was created by the zoning district in which it is or was located, abutting at least one public street, road, or private roadway, or

(b) a parcel of real property with a separate and distinct number or other designation shown on a final plat approved by the Lancaster County Board recorded in the office of the Register of Deeds for Lancaster County, Nebraska.

Sec. 2.21. OUTLOT. A parcel of real property having the same definition as a "lot" as defined hereinbefore, but not presently designated for building or occupancy, reserved for future building or occupancy after platting and subdivision, which present and proposed future use must be designated by the subdivider at the time of filing of the initial plat.

Sec. 2.22. MAJOR HIGHWAY, STREET OR ROAD. Major highway, street or road is a highway, street or road shown on the Comprehensive Plan adopted by the Board.

Sec. 2.23. PLANNING DIRECTOR. Planning Director shall mean the administrative head of the Planning Department as provided by Section 23.174.04 Reissue Revised Statutes of Nebraska 1943 and as provided by Resolutions of the Board of County Commissioners of the County of Lancaster, Nebraska.

Sec. 2.24. SUBDIVISION. Subdivision shall mean the division of a lot, tract or parcel of land into two or more lots, sites or other divisions of land for the purpose, whether immediate or future, of ownership of building development, except that the division of land shall not be considered to be subdivision when the smallest parcel created is more than ten (10) acres.

Sec. 2.25. TEMPORARY DEAD-END STREET OR ROAD. Temporary dead-end street or road shall mean a street which is terminated at the boundary line of the subdivision, but which will be required to be extended at a later date to provide access to abutting land.

Sec. 2.26. TEMPORARY TURNAROUND. Temporary turnaround shall mean a surfaced area for the turning of vehicles at the end of a temporary dead-end street or road.